



Southwest Sector Opportunities

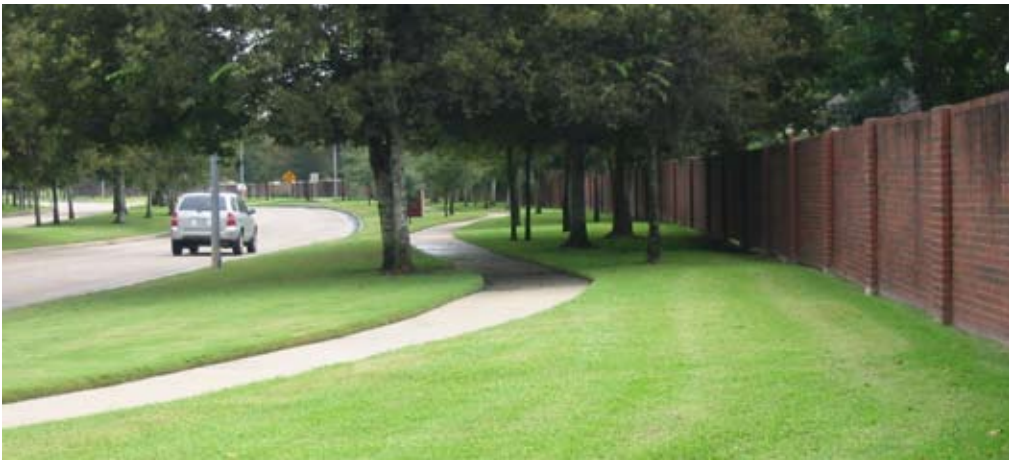
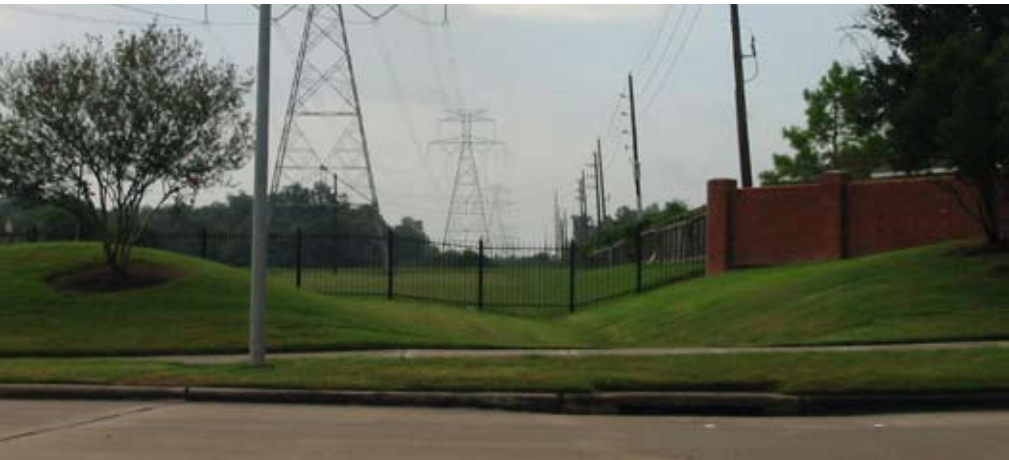
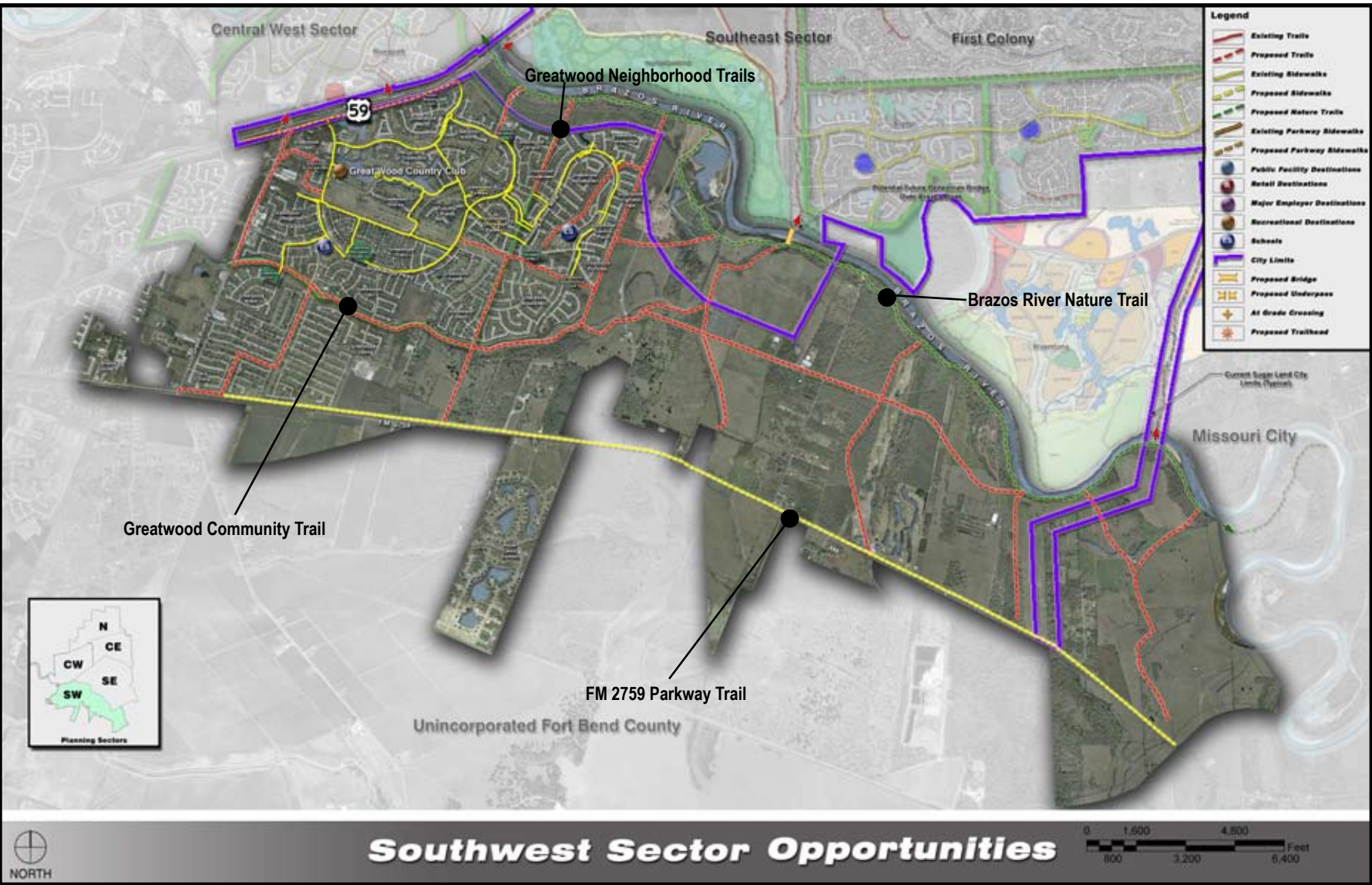
The Southwest Sector has the least amount of development which means it has the most potential for growth. As the city expands, the development of trails in this sector is imperative. As more residents and businesses start to spring up in the southern portion of the city, the residents of the whole city will need to be connected to all areas.

Currently there is a country club and public schools located within the Southwest Sector. The Greatwood Neighborhood Trails and the Greatwood Community Trail connects these destinations to the residents within the area. These trails also connect to other major trail corridors, such as the Brazos River Nature Trail.

The Brazos River Nature Trail continues along the north edge of this sector and the south side of the river. As expressed several times before, this trail is one of the highest priorities in this plan and will benefit all the residents of Sugar Land.

TABLE E-5 SOUTHWEST PLANNING AREA
HIKE & BIKE COMPATIBILITY - EVALUATION SUMMARY

Grade	Score	Name	Comments
5	90	Brazos River Nature Trail (South Bank Segment)	Nature trail area, very compatible area for trail development
5	88	Greatwood Community Trail	Could be major trail corridor South of Brazos River
4	77	Power Line Trail Corridor (South of River)	Key future link across river and to Brazos River nature trails
4	69	FM 2759 Parkway Trail and Bicycle Route	Improves connectivity between future master planned communities
4	66	Greatwood Neighborhood Trails	Internal neighborhood level facilities, very high potential for local use for recreation and school trips



Brazos Trail

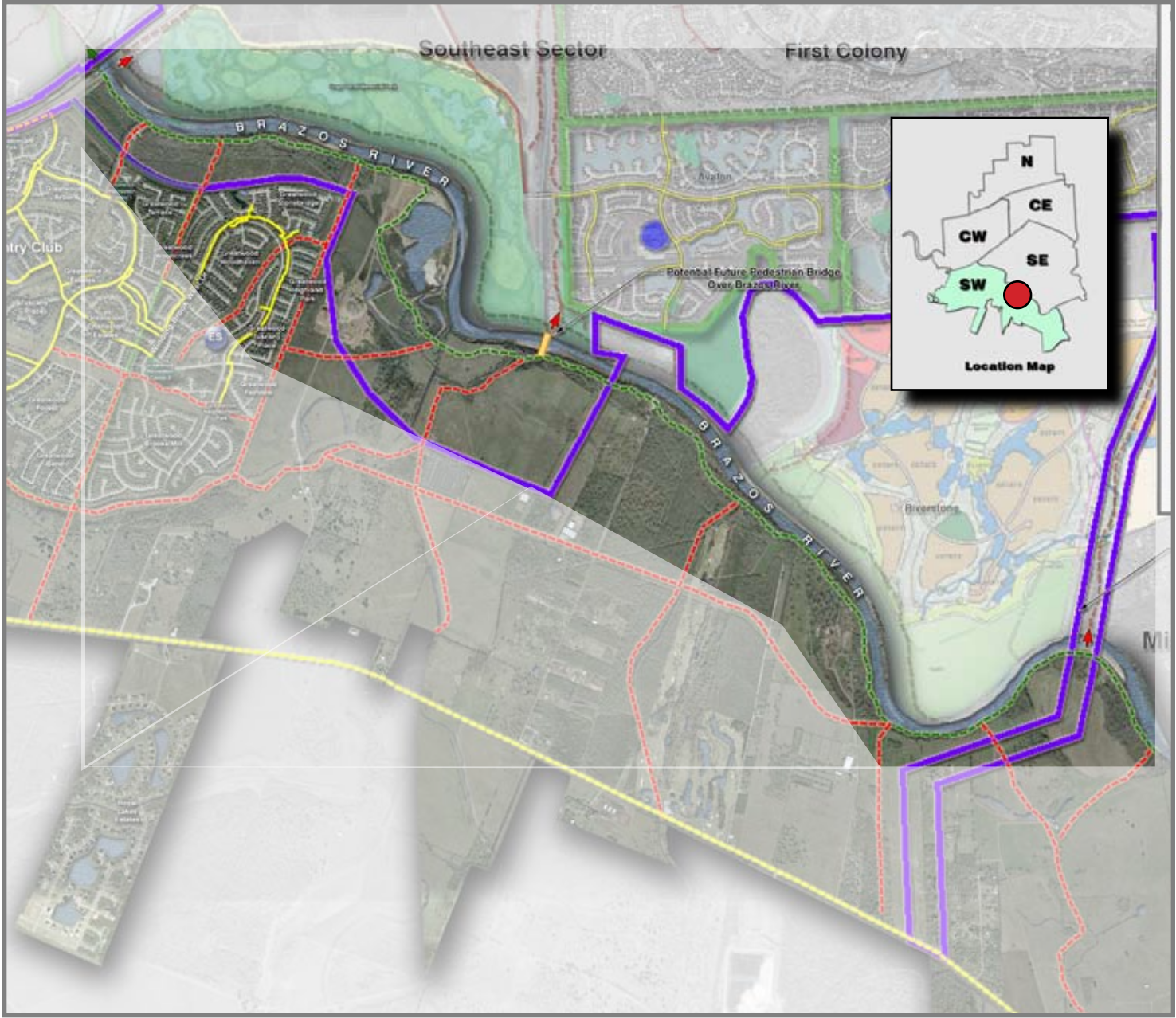
The south bank of the Brazos creates an opportunity for trails that serve the Greatwood and Riverpark communities, as well as future developments that occur east of Greatwood. Trails in this area can eventually link to greenbelts in Missouri City, creating one of the longest and most pristine nature trail corridors anywhere in the United States.

Trails planned for the area are envisioned as having a natural surface. Cleared or open zones that are approximately 20 feet in width provide adequate clearance and visibility. Because of the length and secluded nature of this area, these trails should periodically meander to more open and visible areas, possibly near more developed park sites.

Because much of this area is still developing, trails south of the Brazos are envisioned as a longer range priority. Small segments near Greatwood that provide a sense of the character of the area could be developed as the initial phases of trails on the south bank of the Brazos.

CORRIDOR EVALUATION		Corridor Name: Brazos River Nature Trail (South Bank Segment)		
Sector - Southwest		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		5
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points
Public Opinion of Adjacent Property Owners	25%	25		25
Strong Positive Support Expressed		25	Per previous planning efforts	25
Strong Negative Reaction Expressed		0		
Mix - Positive vs. Negative Reaction		10 - 20		0
Connectivity	# of Elements*	25%	25	15
To Schools	0	5	No significant school connections	0
Trail-to-Trail	3	5	Connections to multiple potential neighborhood trails	5
Neighborhood to Neighborhood	2	4	Creates potential neighborhood connections	4
Parks & Other Amenities	2	4	Potential future bridge connection to Sugar Land Memorial Park and new recreation center	4
Major Employers or Retail	2	4	Recreational trail, not intended for high speed use	0
Critical Connection		3	Long range, key connection	2
Proximity to Single Family Residential	25%	25		25
Alignment Separation from Homes				10
- Greater than 50' separation		10	Significant distance from area homes	10
- Between 30' and 50' separation		7		0
- Greater than 20' separation		5		0
Views above fence line into backyards**				10
- Significant number of backyards visible from trail corridor		-15		0
- Less than 10% of backyards visible from proposed alignment		-5		0
- No significant views above adjacent fences		10		10
Existing Visual Buffers				5
- Vegetation		5	Vegetative buffering	5
- Opaque Fencing (i.e. wood privacy fence)		5		0
- Berms		5		0
Availability	10%	10		10
City Owned		10	City ownership of majority of corridor	10
Other Public Entity Owned		10		
Single Private Owner		6		0
Common Ownership (HOA)		4		0
Multiple Owners		2		0
Scenic Quality	10%	10		10
Significant greenbelt corridor (1 to 10)		10	Part of longest continuous greenbelt in Sugar Land	10
Current Usage	5%	5		5
No Trail or Sidewalk, but Used		5	High potential for use	5
Usable w/out Improvement		5		0
Total		100%	90	90

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence





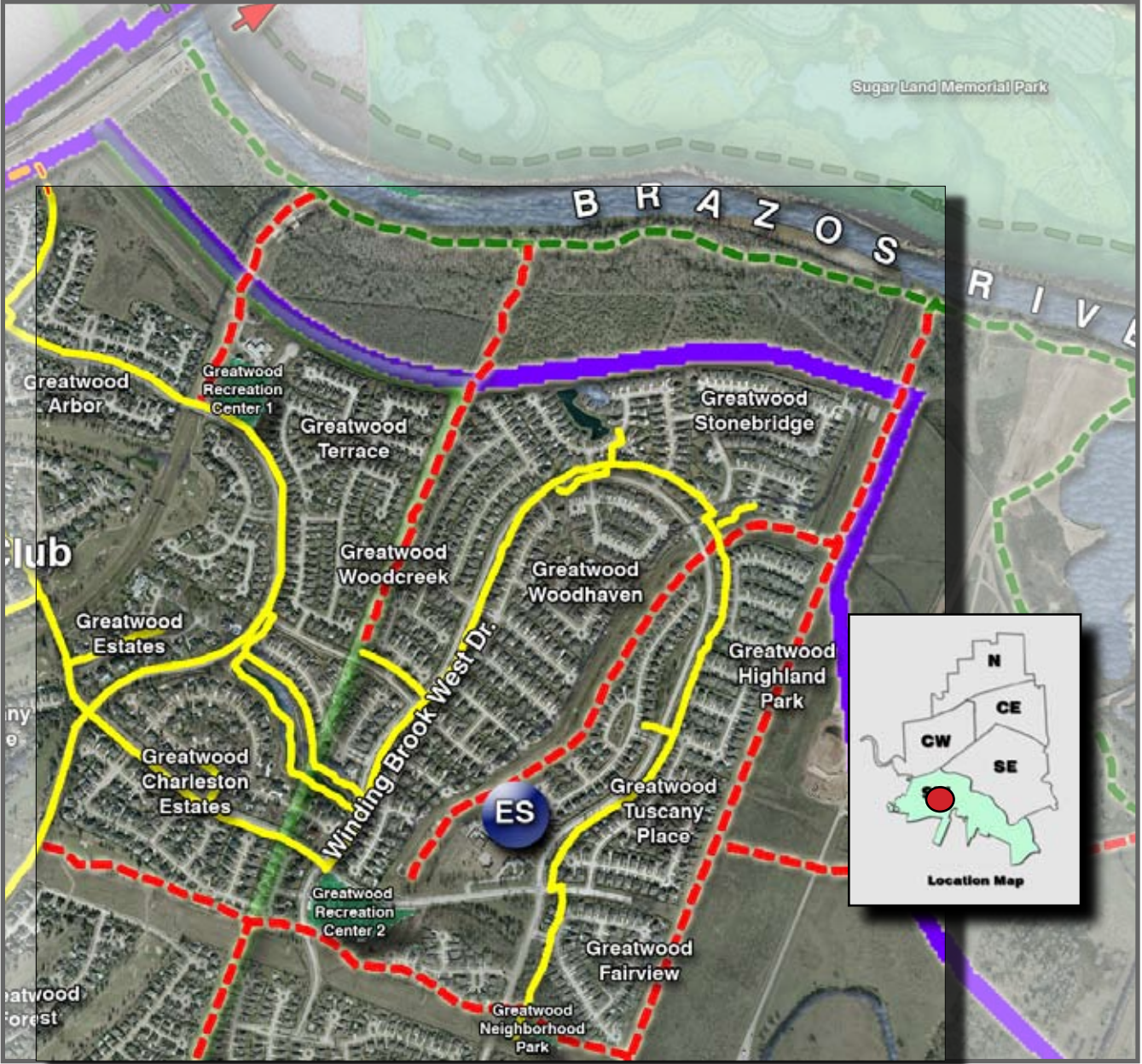
Greatwood Neighborhood Trails

Individual trail segments that connect into the large community wide trail in Greatwood could be built in local drainage and utility corridors. These could be built by local neighborhood associations, possibly with grant assistance from the City of Sugar Land. These trails should be 6 to 8’ in width and should be composed of concrete. If desired, crushed granite could be used as an alternative trail material. Coordination with local homeowners should be included in the final alignment and design processes associated with these neighborhood level trails.

These trails will be driven largely by neighborhood interests and as such can be developed as interest in each area increases.

CORRIDOR EVALUATION		Corridor Name:		Greatwood Neighborhood Trails	
Sector - Southwest		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners					
Strong Positive Support Expressed		25			
Strong Negative Reaction Expressed		0			
Mix - Positive vs. Negative Reaction		10 - 20	No significant opinions for or against		15
Connectivity					
# of Elements*	25%	25			16
To Schools	1	5	Improves connection to one area school		2
Trail-to-Trail	2	5	Links to sidewalk parkway trail along Greatwood Parkway		3
Neighborhood to Neighborhood	2	4	Improve linkages to four area neighborhoods		3
Parks & Other Amenities	2	4	Provide connections to Brazos River corridor		4
Major Employers or Retail	2	4	Improve connections to retail along US 59		2
Critical Connection		3	Local connections are improved		2
Proximity to Single Family Residential					
Alignment Separation from Homes					5
- Greater than 50' separation		10			
- Between 30' and 50' separation		7			0
- Greater than 20' separation		5	Majority of corridors wider than 50', allow for significant separation		5
Views above fence line into backyards**					
- Significant number of backyards visible from trail corridor		-15			0
- Less than 10% of backyards visible from proposed alignment		-5			0
- No significant views above adjacent fences		10			10
Existing Visual Buffers					
- Vegetation		5			0
- Opaque Fencing (i.e. wood privacy fence)		5	Fencing generally in place		5
- Berms		5			0
Availability					
City Owned	10%	10			6
Other Public Entity Owned		10	Drainage corridors and utility easements, will require LID and Utility approval		0
Single Private Owner		6			0
Common Ownership (HOA)		4			0
Multiple Owners		2			0
Scenic Quality					
Significant greenbelt corridor (1 to 10)	10%	10	Use local greenbelt corridors		4
Current Usage					
No Trail or Sidewalk, but Used	5%	5	High potential for use		5
Usable w/out Improvement		5			0
Total	100%	100			66

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence



Greatwood Community Trails

A major drainage channel in the Greatwood development provides the opportunity for a major neighborhood trail corridor north of F.M. 2759. The corridor is developed on both sides of the channel up to the Greatwoods Crossing neighborhood, and is developed on only one side to the edge of the Greatwood community. Beyond Greatwood, the corridor could run along existing utility corridors in the area that are equidistant between F.M. 2759 and the Brazos River. These trails could link neighborhood to neighborhood, even as different communities are built. Existing trails along Ditch C in the First Colony area could serve as a model for this trail.

This trail is envisioned as a 10' wide concrete trail with gentle curves that allow it to be used as a cycling route. Smaller neighborhood based trails built by each community could connect homes to this longer community wide trail.

Portions of this trail could be built as a medium to long term component of the overall trails plan. A development partnership with the Homeowner's Association and the drainage district should be considered for funding this trail.

CORRIDOR EVALUATION		Corridor Name: Greatwood Community Trail		Sector - Southwest	
		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		5	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25		20	
Strong Positive Support Expressed		25			
Strong Negative Reaction Expressed		0			
Mix - Positive vs. Negative Reaction		10 - 20	No negative opinions expressed	20	
Connectivity		25		21	
To Schools	3	5	Connection to area elementary school	2	
Trail-to-Trail	3	5	Links to future trails as development occurs on south bank of the Brazos	5	
Neighborhood to Neighborhood	2	4	Connects multiple neighborhoods	4	
Parks & Other Amenities	2	4	Can connect multiple existing and future neighborhoods	4	
Major Employers or Employers	0	4	Link to retail and employment along US 59	3	
Critical Connection		3	Should become major trail corridor south of the Brazos River	3	
Proximity to Single Family Residential		25		22	
Alignment Separation from Homes				7	
- Greater than 50' separation		10		0	
- Between 30' and 50' separation		7	Drainage corridor allows for significant separation	7	
- Greater than 20' separation		5		0	
Views above fence line into backyards**				10	
- Significant number of backyards visible from trail corridor		-15		0	
- Less than 10% of backyards visible from proposed alignment		-5		0	
- No significant views above adjacent fences		10	Opportunities for trail at same level as backyards	10	
Existing Visual Buffers				5	
- Vegetation		5		0	
- Opaque Fencing (i.e. wood privacy fence)		5	Existing privacy fences	5	
- Berms		5		0	
Availability		10		10	
City Owned		10		0	
Other Public Entity Owned		10	Drainage corridor, LID controlled	10	
Single Private Owner		6		0	
Common Ownership (HOA)		4		0	
Multiple Owners		2		0	
Scenic Quality		10		10	
Significant greenspace corridor (1 to 10)		10	Major greenspace corridor, ultimately connects to Brazos River	10	
Current Usage		5		5	
No Trail or Sidewalk, but Used		5	Used by area residents	5	
Usable w/out Improvement		5		0	
Total		100	100	88	

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence





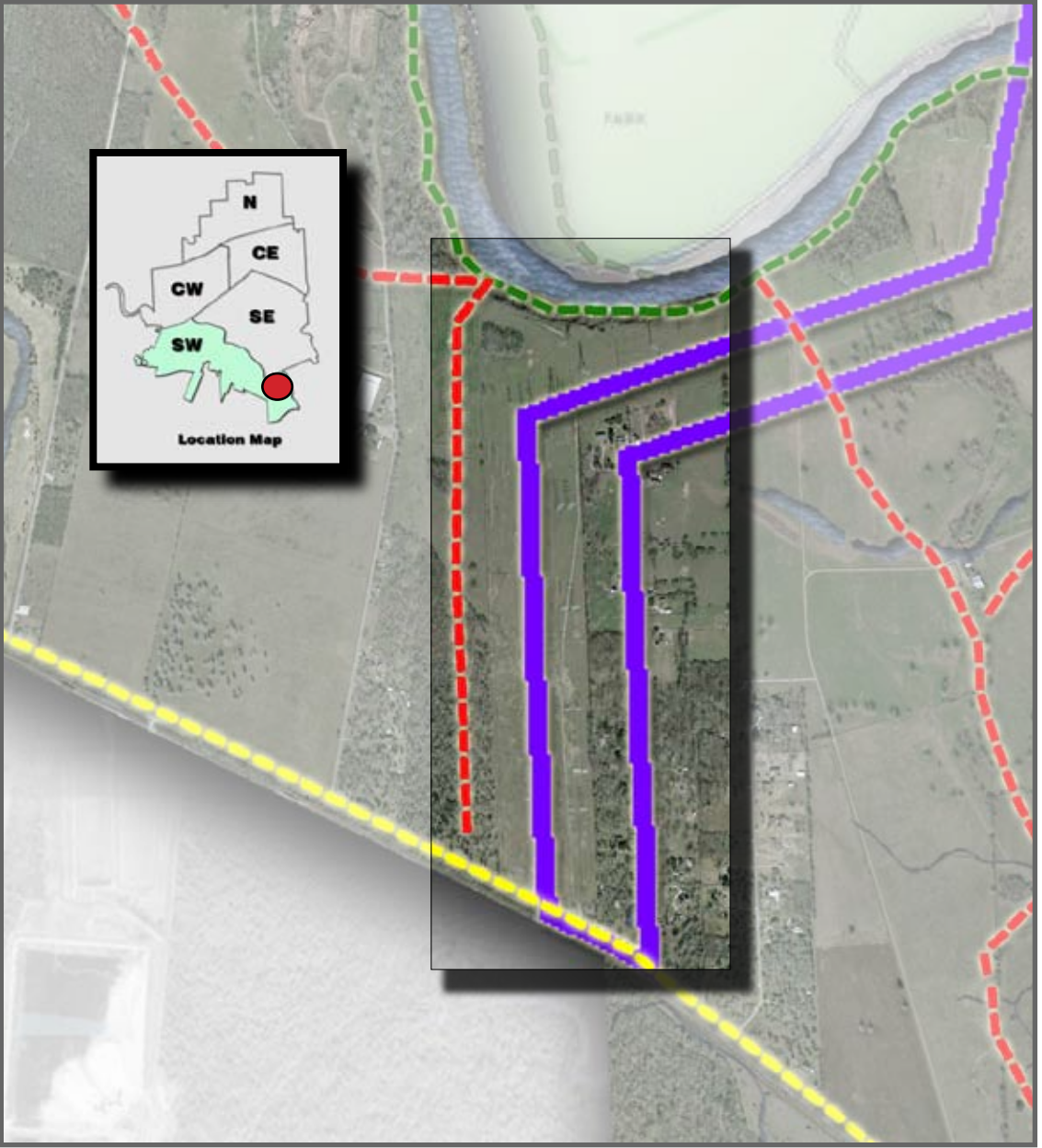
PowerlineCorridor

The major power transmission corridor that extends south from Oyster Creek Park crosses the Brazos River in the far southeastern area of the city. As development occurs in the area, trails that run along the outer fringes of the transmission line corridors should be considered. These trails can serve to connect neighborhoods to the Brazos River, and can convert the power line corridors into more integrated parts of the new developments.

This corridor is envisioned as a long range trail opportunity, but may be accelerated if new developments are planned for the area.

CORRIDOR EVALUATION		Corridor Name: Power Line Trail Corridor (South of River)			
Sector - Southwest		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4	
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y	
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points	
Public Opinion of Adjacent Property Owners		25%	25		15
Strong Positive Support Expressed			25		
Strong Negative Reaction Expressed			0		
Mix - Positive vs. Negative Reaction			10 - 20	Positive support by area residents	15
Connectivity		# of Elements*	25%	25	17
To Schools	1		5	Connections to future schools	0
Trail-to-Trail	2		5	Link to Brazos River Corridor, trails along FM 2759	4
Neighborhood to Neighborhood	2		4	Potential link between neighborhoods	2
Parks & Other Amenities	2		4	Link to Brazos River Corridor, Lakes of Austin	4
Major Employers or Employers	0		4	Potential link to Highway 6	4
Critical Connection			3	Key connection to Highway 6	3
Proximity to Single Family Residential		25%	25		25
Alignment Separation from Homes					10
- Greater than 50' separation			10	Wide corridor allows for significant separation	10
- Between 30' and 50' separation			7		0
- Greater than 20' separation			5		0
Views above fence line into backyards**					10
- Significant number of backyards visible from trail corridor			-15		0
- Less than 10% of backyards visible from proposed alignment			-5		0
- No significant views above adjacent fences			10		10
Existing Visual Buffers					5
- Vegetation			5		0
- Opaque Fencing (i.e. wood privacy fence)			5	Future buffers by development if needed	5
- Berms			5		0
Availability		10%	10		5
City Owned			10		0
Other Public Entity Owned			10	Power Transmission corridor (will require permission to use as recreational corridor)	5
Single Private Owner			6		0
Common Ownership (HOA)			4		0
Multiple Owners			2		0
Scenic Quality		10%	10		10
Significant greenbelt corridor (1 to 10)			10	Major area greenbelt	10
Current Usage		5%	5		5
No Trail or Sidewalk, but Used			5	Potential future use as connection to Brazos	5
Usable w/out Improvement			5		0
Total		100%	100		77

*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence



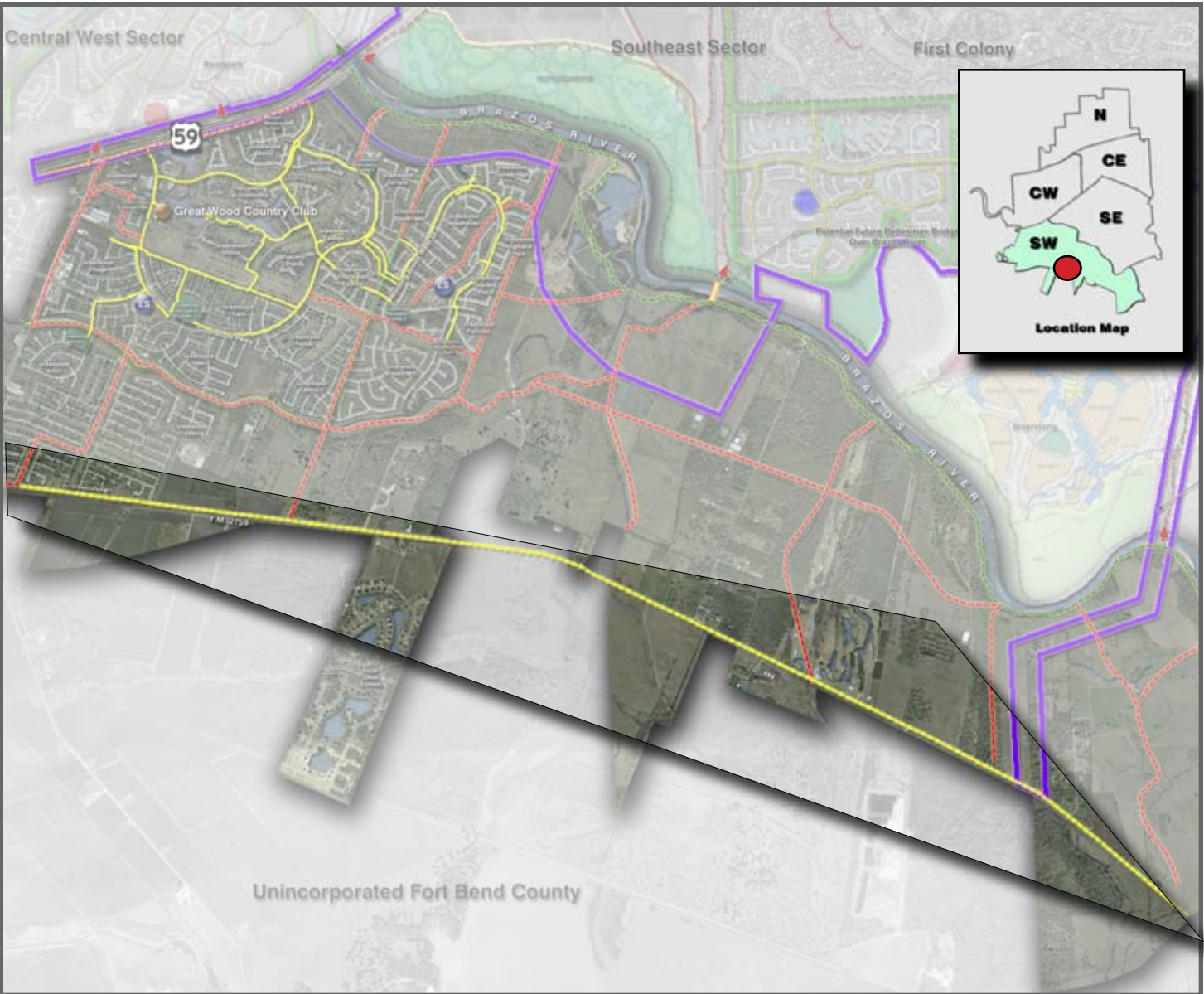
FM 2759 Parkway Trail

In the future, new development in the area will require that F.M. 2759 be reconfigured to handle higher traffic loads. As the roadway is expanded, and as new developments occur along this road between U.S. 59 and the far southeast limits of the city's ETJ, a roadside trail corridor could be built along the north right of way of the road.

This parkway trail would be 8 to 10' in width, and would meander along the landscaped edge of new developments in the area. The concrete trail would follow a curvilinear alignment through bermed areas with tree plantings. It would be built in phases as a developer driven component of each new planned community or neighborhood. This trail would be categorized as a "parkway" trail that links neighborhoods.

This trail could become a highly distinguishable component of the future look of this part of Sugar Land. However, because much of this area is still developing, this trail is envisioned as a longer range priority. Requirements for construction and specific design standards should be developed and coordinated with TxDOT in the near future so that individual developments can implement their section immediately.

CORRIDOR EVALUATION				
Corridor Name:		FM 2759 Parkway Trail and Bicycle Route		
Sector - Southwest		Evaluation Score (5 = High Compatibility, 1 = Low Compatibility)		4
		Meeting Held with Homeowner Group or Representatives (Y/N)		Y
Selection Criterion	Weight	Total Available Points	Comments	Allocated Points
Public Opinion of Adjacent Property Owners	25%	25		15
Strong Positive Support Expressed		25		0
Strong Negative Reaction Expressed		0		
Mix - Positive vs. Negative Reaction		10 - 20	No negative comments	15
Connectivity	# of Elements*	25%	25	15
To Schools	0		Potential link to future area schools (locations not yet determined)	1
Trail-to-Trail	2		Connections to area trails leading to Brazos River	2
Neighborhood to Neighborhood	2		Potential link between future neighborhoods	4
Parks & Other Amenities	2		Link to Brazos River corridor	2
Major Employers or Retail	0		Connection to retail and employment along US 59	3
Critical Connection			Can be common link between all area master planned communities	3
Proximity to Single Family Residential	25%	25		22
Alignment Separation from Homes				7
- Greater than 50' separation		10		0
- Between 30' and 50' separation		7	New portions will have significant buffers.	7
- Greater than 20' separation		5		0
Views above fence line into backyards**				10
- Significant number of backyards visible from trail corridor		-15		0
- Less than 10% of backyards visible from proposed alignment		-5		0
- No significant views above adjacent fences		10	No current views to private areas	10
Existing Visual Buffers				5
- Vegetation		5		0
- Opaque Fencing (i.e. wood privacy fence)		5	Screening by development	5
- Berms		5		0
Availability	10%	10		8
City Owned		10	County controlled right of way	0
Other Public Entity Owned		10	TxDOT roadway	8
Single Private Owner		6		0
Common Ownership (HOA)		4		0
Multiple Owners		2		0
Scenic Quality	10%	10		4
Significant greenbelt corridor (1 to 10)		10		4
Current Usage	5%	5		5
No Trail or Sidewalk, but Used		5	High potential for use if attractive with adequate facilities	5
Usable w/out Improvement		5		0
Total	100%	100		69
*# of Elements within 1/4 - 1/2 mile radius **from 5'-6" viewpoint over 6' privacy fence				





“Furthermore, use of trails contribute to the health and well-being of individuals by providing physical exercise and increasing mental alertness.”

FRANK MURKOWSKI, Governor of Alaska 2002-2006

